



EDWARD KNIGHT
ESTATE AGENTS

27 PARADISE STREET, RUGBY, CV21 3SZ

£225,000





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present this substantial three-bedroom traditional terraced home, situated on Paradise Street in Rugby. Offering approximately 1,175 sq ft of internal accommodation, the property is in need of full modernisation and refurbishment throughout, presenting an exciting opportunity for purchasers looking to undertake a comprehensive renovation project and create a home to their own taste and specification.

Retaining much of its traditional character, the property offers generously proportioned accommodation, high ceilings and a number of original-style features, providing an excellent foundation for improvement. With considerable potential throughout, this is an ideal opportunity for builders, investors or buyers seeking a property they can transform.

The ground floor accommodation begins with an entrance hallway providing access to two separate reception rooms. The spacious front living room features an attractive bay window, allowing plenty of natural light, together with a decorative fireplace. To the rear is a second generously sized reception room, suitable for use as a dining room or additional sitting room, also featuring a fireplace and overlooking the rear garden.



Beyond the reception rooms is a fitted kitchen with a range of wall and base units, work surfaces and space for appliances, together with a ground-floor shower room. Both areas would benefit from comprehensive updating as part of the property's refurbishment.

To the first floor, the landing provides access to three well-proportioned bedrooms, including a particularly generous principal bedroom extending across the front of the property.

The remaining bedrooms offer flexible accommodation suitable for family living, guests or home working.

Externally, the property benefits from a generous and established rear garden which, although currently overgrown and requiring significant attention, offers excellent potential for landscaping and creating an attractive outdoor space. A separate garden room provide additional possibilities, both requiring assessment and improvement.

Requiring full modernisation throughout, this spacious traditional property offers considerable scope for improvement and represents an excellent opportunity for purchasers with the vision to unlock its potential. With generous accommodation, character features and a substantial rear garden, Paradise Street presents an exciting renovation project with the potential to become a wonderful family home.

LOCATION

Paradise Street enjoys a convenient and established residential position within Rugby town centre, offering excellent access to a wide range of local amenities, shops, supermarkets, cafés and restaurants. The property is ideally situated for those seeking easy access to the town's shopping facilities, leisure amenities and well-regarded local schooling.

Rugby Railway Station is within easy reach, providing regular mainline services to London Euston in approximately 50 minutes, as well as convenient connections to Birmingham and Coventry, making the location particularly appealing to commuters. The town also benefits from excellent road links, with the M1, M6 and A45 all readily accessible.



Nearby recreational facilities include Caldecott Park, while Rugby's historic town centre offers a variety of independent shops, restaurants and everyday conveniences, making this a practical and well-connected location for families, professionals and investors alike.







IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

Paradise Street, Rugby, CV21

Approximate Area = 1175 sq ft / 109.1 sq m

Garage = 60 sq ft / 5.5 sq m

Total = 1235 sq ft / 114.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Edward Knight. REF: 1537592



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements